



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

R2014-00135

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Vesting Tentative TR072631

Conditional Use Permit No. T201400005

Environmental Assessment No. T201400012

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Del Sur Ranch, LLC / SRC West, Inc. (Ron Druschen)

**MAP/EXHIBIT
DATE:**

11/25/14

**SCM REPORT
DATE:**

12/24/14

SCM DATE:

01/15/15

PROJECT OVERVIEW

A nine (9) lot single-family residential development with three (3) open space lots and two (2) flood control lots. Existing on the site is an oil well, water tanks and easements for Southern California Edison, flood control, Valencia Water Company, and for ingress and egress to the maintaining the oil well.

Subdivision: To create 9 single-family lots, 3 open space lots, and 2 flood control lots (14 total lots).

CUP: For development within an urban hillside management area; onsite grading in excess of 100,000 cubic yards.

MAP STAGE

Tentative: ☒

Revised: ☐

Amendment: ☐

Amended : ☐
Exhibit "A"

Modification to : ☐
Recorded Map

Other: ☐

MAP STATUS

Initial: ☐

1st Revision: ☒

2nd Revision: ☐

Additional Revisions (requires a fee): ☐

LOCATION

Park Vista Drive, Santa Clarita Valley

ACCESS

Park Vista Drive via Hillcrest Parkway, The Old Road

ASSESSORS PARCEL NUMBER(S)

2865019008

SITE AREA

6.14 gross (net?) acres

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley Area Plan

ZONED DISTRICT

Castaic Canyon

SUP DISTRICT

5th

LAND USE DESIGNATION

H5 (Residential 5 – 5 dwelling units/1 gross acre)

ZONE

R-1-5,000 (Single Family
Residence Zone – 5,000
square foot minimum
required area)

CSD

Castaic Area CSD

**PROPOSED UNITS
(DU)**

9 units (1.5 DU/AC)

**MAX DENSITY/UNITS
(DU)**

30 (5 DU/AC)

**GRADING, CUBIC YARDS
(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)**

47,600 cy cut, 48,400 cy fill, 97,600 cy combined

1,200 cy bulking, import?

No export No off-site grading; balanced on site

ENVIRONMENTAL DETERMINATION (CEQA)

Pending Initial Study

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCEDepartment

Regional Planning

Status

Hold

Contact

Steven Jones (213) 974-6433 sdjones@planning.lacounty.gov

Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Hold	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required: ☒

Exhibit Map/Exhibit "A" Revision Required: ☒

Revised Application Required: ☒

Reschedule for Subdivision Committee Meeting: ☐

Reschedule for Subdivision Committee Reports Only: ☒

Other Holds (see below): ☒

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map. The tentative map and exhibit "A" must be revised. Please read below for further details

Land Use Policy:

Clear ☐ Hold ☒

1. The proposed development is inconsistent with Plan policies to protect mountains and foothills (Policy LU-1.1.1), protect the scenic backdrop of foothills and canyons through limited site disturbance; avoidance of tall retaining and build-up walls (Policy LU-6.1.3) and protect hillsides through creative solutions (Policy LU-7.6.4). Staff recommends redesigning the project to reduce encroachment into the slope north of Park Vista Drive.

Tentative Map:

Clear ☐ Hold ☒

2. Revise to depict trails as required pursuant to the Castaic Area Community Standards District ("CSD") and in accordance with the Master Plan of Trails ("Master Trail Plan") maintained by the County of Los Angeles Department of Parks and Recreation ("parks department") (County Code Section 22.44.137[D][3]).
 - a. Input by the Santa Clarita Valley Trails Advisory Committee is recommended.
 - b. Trails for multi-use and access routes may be maintained by the parks department or a homeowner's association, if approved. The trail or access route is to be irrevocably deeded or created for special district.
 - c. A separate, discretionary Director's Review is required for minor variations.

Exhibit "A":

Clear ☐ Hold ☒

3. Clarify retaining wall cross section height maximum from the existing natural grade.

Environmental Determination:

Clear ☐ Hold ☒

4. Pending initial study.
5. Consultation is required with the staff biologist. For any questions related to site biology, you may contact the biologist, Joseph Decruyenaere, directly at 213-974-1448 or jdecruyenaere@planning.lacounty.gov. Provide the County of Los Angeles Department of Regional Planning ("DRP") with copies of all reports given to the Department of Public Works ("DPW") in order to facilitate the California Environmental Quality Act ("CEQA") review.

Community Standards District:

6. Consult with the Department of Parks and Recreation regarding trails.

Healthy Design Ordinance ("HDO"):

Clear ☐ Hold ☒

7. Final Map Condition: The onsite tree planting requirement will be one tree per each 25 feet of existing and proposed street frontage located within the subject property. Calculate total linear feet of street frontage for a total

number of required tree plantings for the project to indicate on a tree planting plan to be approved by Regional Planning prior to final map recordation.

Administrative/Other:

Clear ☐ Hold ☒

8. Justify the grading activity in open space lot 10.
9. According to the latest recorded documents with the California Secretary of State, the agent for service of process, Antonio Puente, has not signed the application or signed a letter of authorization for an agent's signature. Please reconcile the discrepancy

RESUBMITTAL INSTRUCTIONS

If a map revision is required, please submit the following items:

- A completed and signed Land Division application
- A signed and dated cover letter describing all changes made to the map
- Five (5) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A"
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format
- Revision fee payment (for the 3rd revision and thereafter)
- Any other additional materials requested by the case planner

NOTE: An appointment is required for resubmittal. You must call Land Divisions Section at 213-974-6433 to schedule the appointment. Prior to scheduling, you are strongly encouraged to contact the case planner and discuss the map revision and other materials.